

**PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM**

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

**Date:** October 29, 2012

**Checklist Preparer:**

<b>Name/Title</b>	Amanda K.C. Reilly, Associate Project Scientist
<b>Company</b>	Weston Solutions, Inc.
<b>Phone Number</b>	(541) 593-3800
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**Site Information:**

<b>Eckel Site Name/Number</b>	Kramer, H. & Co. - 438
<b>Previous Names (if any)</b>	Allens Excavating, Chapkis Andrew B CPA, M&W Packaging Services
<b>Site Location</b>	631 S. Aviation Blvd., El Segundo CA 90245 1 Chapman Way. El Segundo CA 90245
<b>Latitude/Longitude</b>	33°54'28.66"N 118°23'11.59"W

<b>Complete the following checklist. If "yes" is marked, please explain below.</b>	<b>Yes</b>	<b>No</b>
1. Does the site already appear in CERCLIS?	X	
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?		X
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?		X
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?		X
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	X	
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?		X
7. Are the hazardous substances potentially release at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?		X
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental of human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases have occurred, EPA approved risk assessment completed)?		X

**Please explain all “yes” answer(s), attach additional sheets if necessary:**

1. CERCLIS ID: CAN000908412. The site was entered into CERCLIS on July 26, 2006.
5. The facility H Kramer & Co is listed in the RCRAInfo Database (Handler ID: CAD008260267) as a small quantity generator. The facility is listed as conducting secondary smelting and refining of nonferrous metal (except for copper and aluminum). The site address is listed as 1 Chapman Way. Although the site is listed in Eckels as having the address 631 S. Aviation Blvd., the address does not exist. Records from the Los Angeles County Assessor show that there is not a 600 block on S. Aviation (See Attachment A-7).

Soil samples collected from the slag pile in 1985 indicated that lead concentrations ranged from 3 milligrams per kilogram (mg/kg) to 3,000 mg/kg. In 1988, EPA determined that there may be an imminent and substantial endangerment to the public health, welfare or the environment from the site and issued a Cleanup Order. The Order describes the property as being an abandoned secondary metals smelting operation which consisted of smelting furnaces, a slag pile, baghouse ash, furnace ash, drums, cooling pond water and sludge, and scrap metal and debris. Samples collected onsite exhibited elevated concentrations of metals. The maximum concentrations detected are as follows: 283 mg/kg beryllium, 909 mg/kg cadmium, 130,000 mg/kg copper, 48,800 mg/kg lead and 473,000 mg/kg zinc (See Attachment A-7).

The facility H Kramer & Co – California Division is listed in the EnviroStor database (EnviroStor ID: 19330144) having the address 1 Chapman Way. The potential contaminants of concern listed are metals. The facility is listed as historical and the cleanup status is listed as being referred to another agency as of August 19, 1991. The database notes that Site Screenings were conducted in January 1991 and August 1991. In January 1991, samples were collected from a slag pile and elevated concentrations of metals, including lead, were detected. In August 1991, a Preliminary Endangerment Assessment Report was completed and concluded that the site should be referred to the EPA for further action.

In 1995, a concrete asphalt cap was installed to eliminate the direct contact pathways and to minimize infiltration of surface water into the subsurface soil. The cap is required to be inspected annual to evaluate its structural integrity.

In July 2001, approximately 915 tons of soil were excavated and transported as non-hazardous waste offsite. Upon the completion of the excavation activities, the area was backfilled with clean fill, compacted, and graded.

EPA completed a pre-CERCLIS screening and site visit in July 2006. It was determined that no further federal Superfund response was planned at that time.

The facility H. Kramer and Co is listed in the GeoTracker database (GeoTracker ID: SL204011483) having the address 1 Chapman Way. The potential contaminants of concern are listed as metals and volatile organic compounds. The Cleanup Status is listed as open as of September 12, 2011. The latest quarterly groundwater monitoring results from March 2011 indicated that lead in groundwater beneath the site was detected at a maximum of 7.4 ug/l.

The latest annual inspection of the onsite concrete cap was conducted in March 2012. The inspection concluded that the overall integrity of the cap remains in good condition. The annual inspections are submitted to the Regional Water Quality Control Board (See Attachment A-7).

Attachment A-1: Summary Form

Attachment A-2: Site Assessment – Inspection Form

Attachment A-3: Photographic Log

Attachment A-4: Radius Map

Attachment A-5: Sanborn Maps

Attachment A-6: City Directory

Attachment A-7: Additional References

**EPA SITE DETERMINATION:**

- ☐ Further evaluation is recommended (explain below).
- ☒ No further federal action is required (explain below).

**DECISION/DISCUSSION/RATIONALE**

In 1988, EPA determined that there may be an imminent and substantial endangerment to the public health, welfare or the environment from the site and issued a Cleanup Order. An asphalt cap was placed at the site in 1995. In 2001, 915 tons of contaminated soil was excavated from the site. The latest annual inspection of the onsite concrete cap was conducted in March 2012. The inspection concluded that the overall integrity of the cap remains in good condition. The annual inspections are submitted to the Regional Water Quality Control Board. Due to the above mentioned activities, the lack of exposed soil on the site, and no visible schools, parks or residences with yards within 0.25 mile of the site, no further federal action is required.

Regional EPA Reviewer:



Date:

12/10/12





**ATTACHMENT A-1:**  
**Summary Form**

## SUMMARY FORM

**Date:** October 29, 2012

**Summary Preparer:**

<b>Name/Title</b>	Amanda K.C. Reilly, Associate Project Scientist
<b>Company</b>	Weston Solutions, Inc.
<b>Phone Number</b>	(541) 593-3800
<b>E-mail Address</b>	a.reilly@westonsolutions.com

### Site Information:

<b>Eckel Site Name/Number</b>	Kramer, H. & Co. - 438
<b>Previous Names (if any)</b>	Allens Excavating, Chapkis Andrew B CPA, M&W Packaging Services
<b>Site Location</b>	631 S. Aviation Blvd., El Segundo CA 90245* 1 Chapman Way. El Segundo CA 90245
<b>Latitude/Longitude</b>	33°54'28.66"N 118°23'11.59"W

\* Although the site is listed in Eckels as having the address 631 S. Aviation Blvd., the address does not exist. Records from the Los Angeles County Assessor show that there is not a 600 block on S. Aviation (See Attachment A-7).

### Summary Information:

#### ~Site Inspection Drive-by~

Was a Site Drive-by conducted at the site address?	<u>Yes</u>	No
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### DISCUSSION

The site is occupied by California Storagemasters, a business providing storage for privately owned automobiles, boats and recreational vehicles. The 2012 Site Drive-by could not confirm the business name, however the site appeared to be a vehicle storage facility and California Storagemasters occupied the property to the west. In addition, a site inspection conducted in March 2012 and submitted to the Regional Water Quality Control Board, confirms that California Storagemasters is operating onsite (See Attachment A-7).

Drive-by Inspection Form provided in Attachment A-2 and Photographic Log provided in Attachment A-3.

~Database Search~

Database	Discussion	References
CERC - NFRAP	CERCLIS No Further Remedial Action Planned. Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.	EDR Radius Map <sup>1</sup>
RCRA - SQG	RCRA - Small Quantity Generators. RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.	EDR Radius Map <sup>1</sup>
ENVIROSTOR	The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.	EDR Radius Map <sup>1</sup>
SLIC	The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.	EDR Radius Map <sup>1</sup>
ICIS	The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES)	EDR Radius Map <sup>1</sup>



	program.	
WDS	Waste Discharge System. Sites which have been issued waste discharge requirements.	EDR Radius Map <sup>1</sup>
Cortese	"Cortese" Hazardous Waste & Substances Sites List. The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).	EDR Radius Map <sup>1</sup>
HIST CORTESE	Hazardous Waste & Substance Site List. The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.	EDR Radius Map <sup>1</sup>
LA Co. Site Mitigation	Site Mitigation List. Industrial sites that have had some sort of spill or complaint.	EDR Radius Map <sup>1</sup>
ENF	Enforcement Action Listing. A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.	EDR Radius Map <sup>1</sup>
HAZNET	Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.	EDR Radius Map <sup>1</sup>

<sup>1</sup> EDR Radius Map provided in Attachment A-4

#### ~Sanborn Map~

Are Sanborn Maps available for the site address?	Yes	<u>No</u>	Unknown
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#### DISCUSSION

There are no fire insurance maps covering the target property.

A Certified Sanborn Map Report is provided in Attachment A-5

**~City Directory~**

Were City Directories reviewed for the site address?	<u><b>Yes</b></u>	No
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**DISCUSSION**

Results for 1 Chapman Way:

1967 – 1985: Kramer H & Co.

1990: Allens Excavating

1995: Chapkis Andrew B CPA

2001: M&W Packaging Services

City Directories are provided in Attachment A-6

**~Potential for Exposure to Receptors within 0.25 mile~**

**DISCUSSION**

There does not appear to be exposed soil on the site. There are no visible schools, parks, or residences with yards within 0.25 mile of the site.

**ATTACHMENT A-2:**  
**Site Assessment – Inspection Form**

### SITE ASSESSMENT – INSPECTION FORM

Things to take:

\_\_\_ Map of surrounding area (adjacent properties)  
\_\_\_ Camera.  
\_\_\_ Copy of this Site Assessment Inspection Form with the Header filled out with your name, and the property address.

Steps:

\_\_\_ Take picture of front of facility with sign and/or address.  
\_\_\_ Drive around the facility and observe the adjacent and nearby facilities.  
\_\_\_ Take good notes!!!

#### 1. PROPERTY OVERVIEW

Information		Description
Facility Name		Kramer, H & Co.
Address		1 Chapman Way, El Segundo, Ca 90245
Legal Description (if no address)		This physical address was not visible. Chapman Way is a small street just off of Douglas Street in El Segundo. There are buildings to the north (Epic Media at 605 Douglas Street) and south of Chapman Way (Unknown light industrial building at 557 Douglas Street). The site is located at the end of Chapman Way, where the street ends and becomes a dirt road. The street also crosses a railroad line.
Property Description	Fenced, Paved?	
Size of property (acres)		
Latitude/Longitude		33° 54' 29.22"N, 118° 23' 4.58"W
Weather Conditions During Site Visit		Sunny
Current Operator		The site is currently occupied by a trailer, truck and boat storage facility.
Site and Vicinity General Characteristics	Industrial, commercial, etc.?	Industrial and Commercial
Building(s) description		

<b>Current property operations</b>	Is the site active? What operations appear to be occurring onsite	The site is currently occupied by a trailer, truck and boat storage facility.
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**2. CURRENT AND HISTORICAL USE OF ADJACENT AND SURROUNDING PROPERTIES**

<b>Direction</b>	<b>Information from Reconnaissance (DON'T TRESSPASS)</b>
<b>North</b>	Unknown office type building located at 557 S. Douglas Street. The site appeared to be vacant but a work crew was present on site.
<b>East</b>	South Douglas Street
<b>South</b>	Epic Media at 605 S. Douglas Street.
<b>West</b>	California Storagemasters Phone number on sign: 310-414-9294

### 3. ENVIRONMENTAL SETTING

Setting	Information Sought During Site Visit	Description
<b>Topography</b>	Note the general topography (hilly, flat, etc.)	Relatively flat.
<b>Soil</b>	Note any exposed and/or stained soil	The site is completely paved until you reach the western portions of both 605 and 557 S. Douglas Street, then the areas to the north and south of the road become unpaved.
<b>Wetlands</b>	During the inspection, look for swampy or marshy areas. Take pictures if not obvious. Mark area on site map. If none, put “None observed” in the description.	None observed.
<b>Surface Water</b>	Describe any surface water bodies on the subject property, and the nearest water bodies (name, distance, and direction)	None observed.



**A. SITE DRIVE-BY OBSERVATIONS AND INPUT**


<b>Item</b>	<b>What you are looking for:</b>	<b>Observations</b>
<b>Staining</b>	(Note oily or discolored areas observed during the drive-by)	None observed.
<b>Patched Asphalt or Concrete</b>	(Note if there are any signs that there have been areas that have been excavated or lines that have been replaced since the original construction)	None observed.
<b>Pools of liquids, ponds, pits, lagoons, swampy areas, lakes, rivers, springs, surface impoundments</b>	(Note any areas where surface water or standing water is present. Note if there is any indication of waste disposal in these areas)	None observed.
<b>Debris piles, landfill areas, disturbed soils, any indications of on-site waste disposal</b>	(Note areas where waste is present, the type of waste present, and estimate the quantity or volume)	None observed.
<b>PCB Containing Equipment</b>	(Note transformers or electrical equipment. If present, note condition (is there any signs of leakage? Is there a sign on it noting the PCB status)	None observed.

<b>Lead Based Paint (LBP)</b>	If constructed prior to 1985 Lead-based paint might be present. Note the condition of the paint. Is it flaking or in good shape?	The buildings observed appeared to be in good condition.
<b>Monitoring wells, vent pipes, manhole covers, etc.</b>	Do you observe any groundwater monitoring wells in the area? Look for vent pipes, and/or manhole covers with no obvious use. Specifically look for vent pipes that could potentially indicate the presence of a UST.	A possible monitoring well was observed near the entrance to 1 Chapman Way. The location would appear to be on the 557 S. Douglas Street address.
<b>Stressed, Discolored or Stained Vegetation</b>	Observation during drive-by	None observed.
<b>Air Emissions</b>	Observe potential air emissions during inspection: vehicles, fork lifts, boilers, paint booths, etc.	There were a number of large diesel trucks entering and exiting the area.
<b>Odors</b>	Note any odors that are observed during the inspection.	None observed.
<b>Adjacent Roadways, Alleyways, Railroad Spurs or Easements</b>	Do you observe any easements on the property? Observe for other items.	A railroad was observed west of the site and a light rail was observed elevated above the Site

<b>Drainage On and Off Site</b>	Describe the surface drainage in the vicinity of the property (direction and where it ultimately goes (i.e. ditch, creek storm water system). Note whether runoff from adjacent properties will likely flow onto the subject property.	Surface water in the relative area of the site would appear to travel east toward Douglas Street, then south on Douglas Street where it would enter a storm drain located on Douglas Street.
<b>Additional Information</b>	Note any other observations/information that does not fit into any of the other categories.	A search on Geotracker indicates Kramer & Co. and Harshaw Chemical were located at 1 Chapman Way and have waste Discharge Requirements under the Regional Water Quality Control Board. Requirements include groundwater monitoring which could explain the possible groundwater monitoring well observed near the entrance to 1 Chapman Way.

## **ATTACHMENT A-3:**

### **Photographic Log**

<b>Project Name:</b> Lead Smelter Discovery		<b>Site Location:</b> Kramer, H. & Co. 1 Chapman Way, El Segundo CA	<b>Project No.</b> 20074.063.054.1001
<b>Photo No.</b> <b>1</b>	<b>Date:</b> May 24, 2012		
<b>Direction Photo Taken:</b> West			
<b>Description:</b> Photo showing the gated entrance to 1 Chapman Way and truck and RV storage beyond. The Metro Green Line is seen above.			

<b>Photo No.</b> <b>2</b>	<b>Date:</b> May 24, 2012	
<b>Direction Photo Taken:</b> West		
<b>Description:</b> Photo showing Chapman Way from Douglas Street. The Green Line can be seen in the distance and beyond that is the entrance to 1 Chapman Way.		